

**Lexington Lakes Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**October 24, 2024**  
**MINUTES**

**Call to Order:** Jacqueline Holloway called the meeting to order at 6:30 p.m.

**Establish Quorum:** A quorum was established with the following board members. Jacqueline Holloway, Sal Yonta, Peter Santelli, Bud Walker, Thomas Kreinberg, Ann Burkhart and Martin Vail were present. Cyndi Petlev was present from Triton Property Management.

**Verification of Posting:** The meeting was properly posted.

**Approval of Previous Minutes:** *Sal Yonta made a motion to approve the minutes of the August 22, 2024, meeting as presented, Bud Walker seconded, all were in favor. The minutes were approved by unanimous vote.*

**Presidents Report:**

Jacqueline Holloway discussed:

1. *Gun Owners-* Owners need to be responsible and take caution not to leave guns unattended.
2. *Trespassing-* There are still reports of trespassing in the community. Residents should contact the Stuart Police if witness any trespassers. Precautions will be taken to add lighting to the gym entrance, and a camera. Also looking into adding keys to the pool entrance.
3. *Trunk or Treat -* will be held on Saturday October 26, 2024 from 3:00 pm – 5:00 pm..
4. *Blanket collection-* October is breast cancer month and blankets will be collected to donate.
5. *Shutters* – storm shutters were to be taken down by October 20, violations have been sent.
6. *Vendors-* residents are not to approach vendors working on common areas. Please contact the management office with any concerns and do not impede with workers completing work.
7. *Parking violations-* Residents not adhering to the rules will be subject to booting.

**Old Business:**

- a. **Committees-** Ann Burkhart discussed the need for volunteers. Contact management to sign up.
- b. **Roof** - Roof Replacement to commence mid-November to early December. Permits will be submitted next week. The roofing vendor will meet with each bldg. prior to commencement to discuss precautions. Information will be sent out as time approaches
- c. **Audit** –Andy Jones from Triton management discussed the procedures for allocating expenses. The notes made in the audit reference money that needs to be classed to reserves from operating. At the end of 2023 there was \$97k due to reserves from operating which the auditor is required to disclose. Working on having this rectified by year end.

- d. **Landscaping-** *Martin Vail made a motion to approve the proposal submitted by ABL for hurricane clean up, Sal Yonta seconded, and all were in favor. The motion was approved by unanimous vote.*

**New Business:**

- a. **Budget-** Jacqueline Holloway reported the Budget meeting will be held Wednesday November 6 at 6:00 pm. The meeting agenda and draft budget was mailed out on October 23 and is posted on the community website as well.
- b. **Merrill Lynch-** Marney McKee from Merrill Lynch presented options in moving the reserve funds to gain higher returns. *Thomas Kreinberg made a motion to move the reserve funds to Merrill Lynch, Bud Walker seconded, and all were in favor. The motion passed by unanimously.*
- c. **Rules and Regulations-** The board is working on updates to the community rules and regulations.
- d. **Cable-** Bud Walker discussed he has been working on obtaining some proposals for alternative cable options. The goal is to reduce costs and add services. More information will be provided.

**Date of Next board Meeting:** No November Board meeting due to holiday.

**Budget Meeting** - November 6, 2024

**Annual Meeting** - January 23, 2025.

**Adjournment:** There being no further business *Bud Walker made a motion to adjourn the meeting at 7:24 p.m., Ann Burkhardt seconded, and all were in favor. The motion to adjourn passed unanimously.*